

## CC Resources Road Grande Prairie, Alberta

MLS # A2127717



# \$1,200,000

Division: Fairway

Lot Size: 29.05 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: CG

Water: -

Sewer: -

Utilities: -

GENERATIONAL OPPORTUNITY TO ACQUIRE A VERSATILE 29+/- ACRE PARCEL OF LAND IN THE CITY OF GRANDE PRAIRIE, AB. This rectangular lot is strategically located in the SE quadrant of the city and poised for future growth in the surrounding area. Adjacent to the Grande Prairie Golf & Country Club, Upscale neighborhoods & the Evergreen Events Complex which is host to hundreds of thousands of visitors annually. The land currently has an RM(Medium Density Residential) + CG(Commercial General) which offers nice flexibility for development options and multiple types of revenue & return on investment streams. Multi family apartment complexes, Adult gated community, RV park, recreational/sport facility, commercial retail, hotel, gas station this area truly leads itself to endless development opportunities. Priced at \$41,350/acre it allows for future growth and servicing & access work to be completed while still leaving margins in the long term project. This is currently the largest parcel of it's type available on the market in the City of Grande Prairie and all economic factors are pointing in the direction of steady growth in the region in both the near/long term. There are currently development outline plans in place and available for Buyer's review. Capture the chance to bring your project to life and the returns that come with it. Contact a Realtor today to gather further information and let's find the path forward to meet your investment goals.